

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Mid Sussex District Council FAO: Ms Anna Tidey
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	10/05/2018
<b>LOCATION:</b>	Northbrooks, Danworth Lane, Hurstpierpoint, Hassocks
<b>SUBJECT:</b>	DM/18/1576 Proposed change of use of agricultural buildings to Two dwelling houses and for associated operational Development.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	
<b>S106 CONTRIBUTION TOTAL:</b>	n/a

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.**

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The Local Highway Authority acknowledges the permitted change of use from agricultural building to residential subject first to prior approval being granted. As part of the prior approval, the LHA can consider only whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

No traffic flow information has been provided with the current application. However from experience of other similar proposals, the LHA recognise that agricultural buildings can generate more vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site.

No details with regard to parking provision have been provided. It is reasonable to conclude that the dwelling would require an off street car parking provision; these are matters that can be secured via condition. A secure and covered cycle parking provision would also be advised in the interests of sustainability.

The applicant should be aware that they will require building regulation approval relating to emergency access and refuse collection. While these are matters dealt with outside

the planning process the application would be advised to give them some thought at this stage.

There would be no highway grounds to resist the prior approval. If the LPA are minded to grant planning consent the following conditions would be advised:

*Car parking space*

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: To provide car-parking space for the use.

*Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Ian Hayward**  
**West Sussex County Council – Planning Services**